70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

City of Barrie

Meeting Agenda

Affordability Committee

Wednesday, December 4, 2024 | **6:00 PM** | **Council Chambers**

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the Municipal Act, 2001.

1. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday December 4, 2024 at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

1.1 ZONING BY-LAW AMENDMENT - 282 KING STREET (WARD 7) (FILE: D30-022-2024)

The purpose of this Public Meeting is to review an application for a Zoning By-law Amendment submitted by Baldwin Planning and Development Consultants, on behalf of Rosewood Auto Plus Ltd. for an amendment to the zoning by-law to permit an automotive sales and leasing establishment for lands known municipally as 282 King Street.

The site is approximately 1.5 hectares in size and located on the south side of King Street, west of Reid Drive. The property has a frontage of 104 metres on King Street, and a depth of 145 metres. The surrounding uses of the subject property include light industrial uses to the north, east and west. Vacant agricultural lands abut the property to the south.

The Zoning By-law Amendment application proposes to amend the 'Light Industrial' (LI) zone that applies to the subject lands to 'Light Industrial with Special Provisions' (LI) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The proposed amendment would add 'automotive sales and leasing' as a permitted use in the (LI)(SP-XXX) zone. The applicant is proposing to convert one of the units within the existing multi-unit building on the property to an automotive sales establishment. No changes to the existing building or site are anticipated to accommodate the proposed Amendment to the Zoning By-law.

Presentation by a representative(s) of Baldwin Planning and Development Consultants.

Presentation by Krishtian Rampersaud, Planner for the Development Services Department.

See attached correspondence.

Attachments: PM Notice - 282 King St
PM updated Presentation 282 King Street
PM Memo 282 King St.
PM Correspondence 282 King St

1.2 ZONING BY-LAW AMENDMENT - 127 AND 131 ARDAGH ROAD (WARD 6) (FILE: D30-019-2024)

The purpose of this Public Meeting to review an application submitted by Dafne Gokcen of Innovative Planning Solutions on behalf of Fitchal Incorporated for an Amendment to the Zoning By-law to permit the development of nineteen (19) 3-storey townhouse dwelling units on an internal private roadway on lands known municipally as 127 and 131 Ardagh Road.

The site is approximately 0.43 hectares in size and located on Ardagh Road.

The proposed Zoning By-law Amendment would rezone the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX) to facilitate a nineteen (19) unit townhouse development on a private internal roadway

The following are proposed site-specific zoning provisions:

RM2 Zone Standard	Required	Proposed
Density (max.)	40 units per net hectare for block/ cluster townhouse	45.2 units per net hectare
Front Yard Setback (min.)	7m	5m
Rear Yard Setback (min.)	7m	5m
Parking Requirements	1.5 space per dwelling unit tandem parking not permitted 29 parking spaces Required	24 parking spaces - no tandem parking proposed
Gross Floor Area(max)	60%	72.58%

Secondary means of Egress (min.)	7m	5m

Presentation by representative(s) of Innovative Planning Solutions Inc.

Presentation by Riley Anderson, Planner for the Development Services Department.

See attached correspondence.

Attachments: PM Notice 127 and 131 Ardagh Rd
PM Presentation 127 and 131 Ardagh Rd
PM Memo 127 to 131 Ardagh Rd
PM Correspondence 127 to 131 Ardagh Rd
ADDITIONS PM - Correspondence 127 and 131 Ardagh Rd

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. DEFERRED/REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE MEETING DATED NOVEMBER 26, 2024

Attachments: Heritage Barrie Committee Report 241126

HB1 DOORS OPEN BARRIE

That staff in Economic and Creative Development and Recreation and Culture Services investigate the feasibility of including Doors Open as a City initiated event including integration with Culture Days Programming and report back to the Heritage Barrie Committee.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca. to ensure availability.